

The Glenn Planned Development

- CDR-19-03-115
- Applicant: William Burkett
- District 5

Landscape Buffer University Blvd.

The Glenn Apartments





The Glenn Apartments

- **Landscape Buffer Rocking Horse Rd.**

- At minimum The current DP requires a structured landscape plan.
- Community understanding was that a brick wall would extend the length of the boundary with Oxford Park and The Glenn

Landscape Buffer Oxford Park Entrance



Landscape Buffer Oxford Park At Rocking Horse Rd.





Boundary Wall
Oxford Park At
Rocking Horse Rd.

- **Commission Ordered
Brick Wall to be added to
the PD.**

Oxford Park PD Required 10' Vegetative Buffer On Development Side Of Wall



Volunteer Vine Growth On Wall To A Height That Creates A Sufficient Buffer



With Proper Maintenance Vine Hedge Would Be A Sufficient Buffer For The Rocking Horse Community.



Mitigating Current Deficits With PD Requirements, Oxford Park

A Public Private Agreement To Properly Maintain The Right Of Way.

- a. Additional plantings of current vine hedge along the length of the block wall
- b. Consistent irrigation and maintenance of vine hedge will create the required vegetative buffer, and obscure the block wall. (county water is available to the right of way)
- c. These actions will not correct the deficiencies in compliance with the DP. But, will mitigate them so development conforms to the intent of the DP.
- d. The vine hedge will need to remain un-harassed by members of the Oxford Park community. Along with a requirement that there be no dumping of debris over the wall.

Mitigating Current Deficits With PD Requirements, The Glenn

- a. Replace existing 6' chain-link fence. The Glenn development will be responsible for repairing any breaches. Extend fence to a point that it can not be circumvented.
- b. Properly irrigate and trim proposed vine hedge on the Rocking Horse side of the the Fence. Maintain the viability of the vine hedge with the replacement of any sections that die off.
- c. An enforceable agreement that the maintenance repair and viability of the boundary will be sustained.